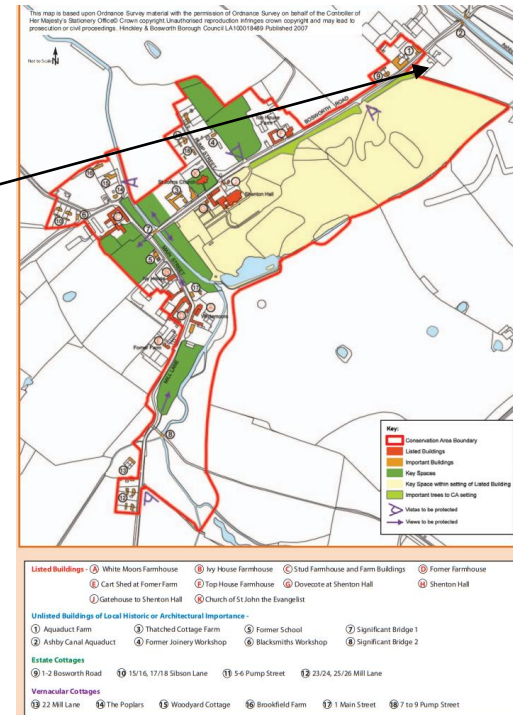


Produced on 20 January 2026 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 439566, 306479, 439559, 306499, 439564, 306509, 439560, 306509, 439564, 306479.
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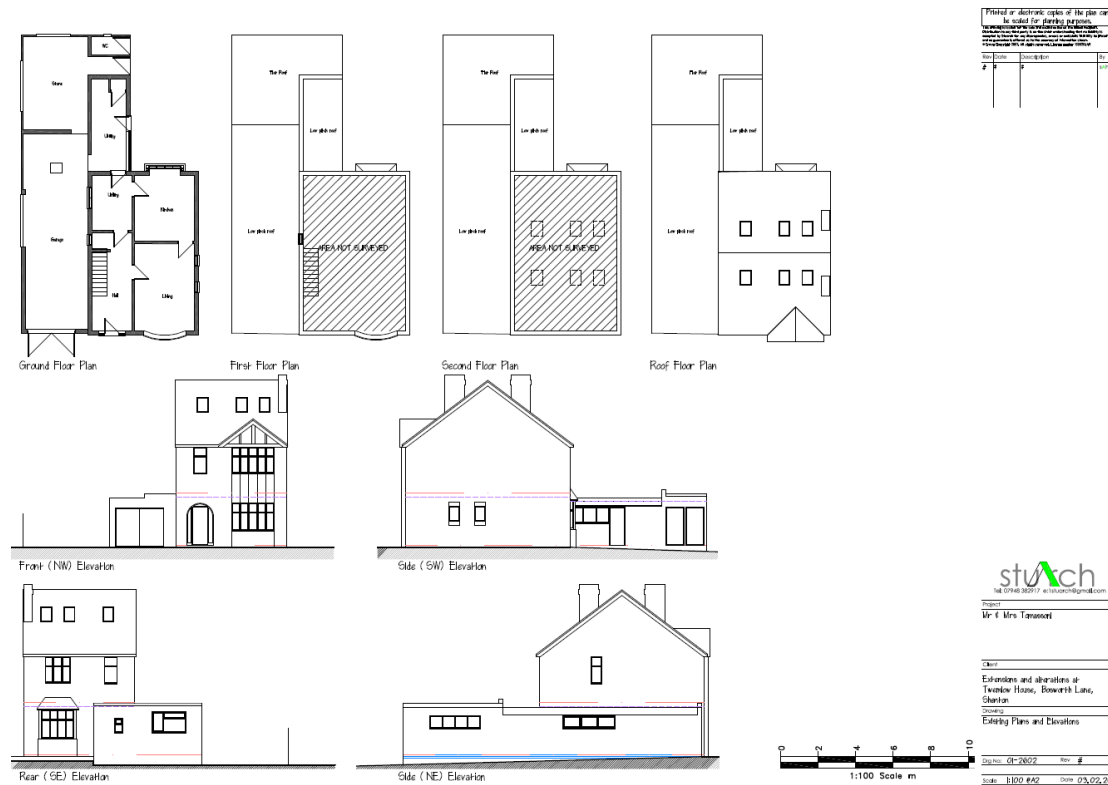
Please accept this short document as the design and access statement for Extensions and Alterations at Twemlow House, Bosworth Lane, Shenton. The property is not located in the Shenton Conservation Area, although the farm opposite is, and the property is not listed.

The proposals are to rebuild the garage, store and utility areas and add a first floor over to create additional bedrooms and extend the existing bathroom. The proposal is intended to keep to the same footprint as existing, albeit slightly enlarged where the existing outrigger faces the garden to allow for thicker, well insulated and efficient walls.

The primary purpose of the proposition is because the existing walls are dilapidated and are in danger of falling down, the existing space is well used for domestic utility, storage and riding tack, and it was felt the relationship of the spaces could be more efficiently arranged with the opportunity to incorporate a rear living room.

Design and Access

Existing Property



The existing property is a three bed roomed detached house and is shown above. Internally there are no changes to the existing main property, nor any changes in floor level.

Proposals



The Proposed Extension shown above is to add two extra bedrooms and a secondary bathroom on the first floor, built over the rebuilt garage on the ground floor. The rebuilt outrigger is to accommodate a new utility and W C, and with a new rear living room that looks out on to the garden. The open character of the layout is intended to afford good access internally.

The massing of the proposed extension is to be read as subservient to the main property. The extension will be built in brickwork and roof tiles to match the main property

Internally

A new downstairs WC is also proposed and is large enough so it can also be used by guests with mobility difficulties, The utility area with access from the side also allows discrete access for maintenance personal without coming through the main entrance.

The windows on the side elevation facing the neighbour will be obscure glazed.

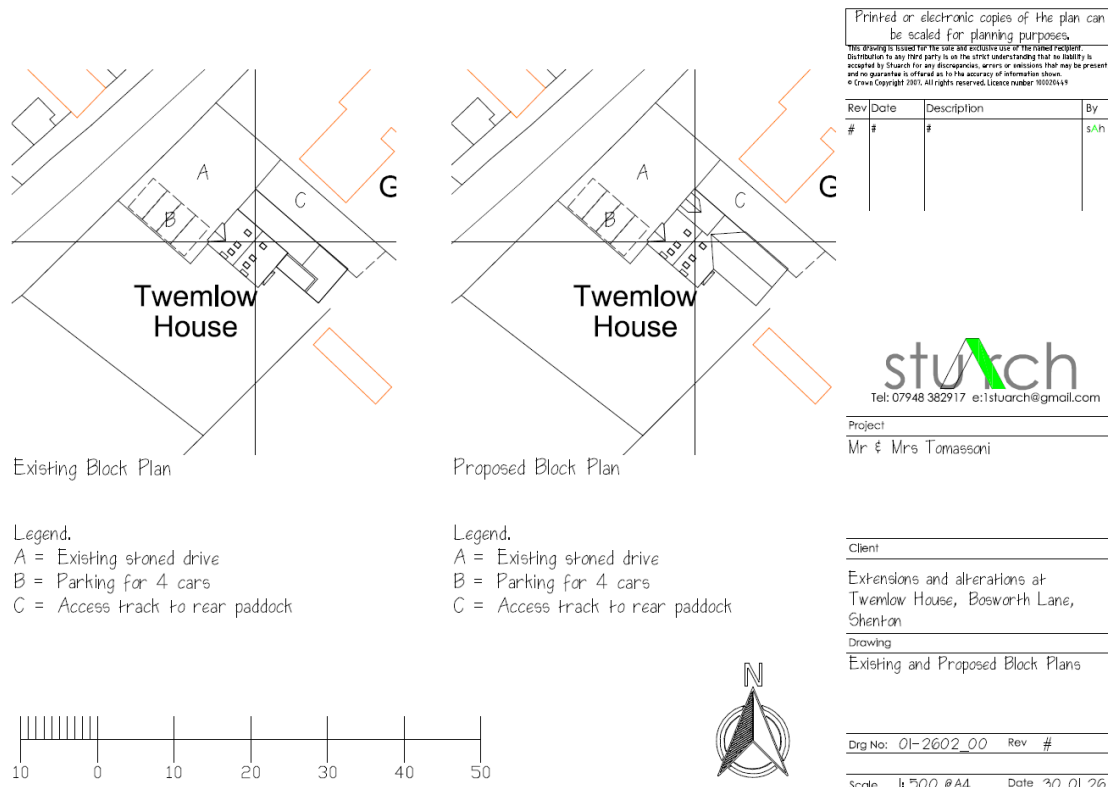
The existing character of the house is being retained.

Externally the existing access off the road is being retained. It is proposed that the parking area at the front of the property is to be retained.

Existing Photographs



Access



Access to the site is directly off Bosworth Lane in Shenton. The existing access is being retained and reused, there is also a separate gate for access to the track, which leads to the rear paddock and the existing driveway and front garden are being retained to afford the parking for 4 cars. The existing garage is large enough to accommodate a car, although this is presently being used for storage.

Bat and Bird Roost Assessment

The applicant was advised following their 'Pre-App' assessment to have a Bat and Bird Roost Assessment of the property given its age, condition and location in the countryside and adjacent to a waterway.

The assessment, 'Twemlow House - Eco 360 Preliminary Roost Assessment Report (May 2026)' is included with this application and the applicant is supportive and aware of their duties before starting any construction works at the property.

The report recommends additional emergent surveys as the property was found to have roosting potential. These surveys have been commissioned and will be carried out over the spring and summer and before the end of September.

Statement

Please accept this document in support of the proposal for a two storey side and rear extension at Twemlow House, Bosworth Lane, Shenton, that will provide a more efficient living area for the family to enjoy their property.

The applicant is aware of the properties potential for roosting bats and birds and they will ensure that their works will not disturb any wildlife if found at the property.

We respectfully request the planning authority support this application and if there are any comments that require the proposal to be amended, please contact the applicants agent who can action the necessary adjustments to the proposal.